

Route 28 Station – South Study Meeting Notes

Working Group Meeting #20
L.L. Coates ES library @ 7 PM, Wednesday 11-14-12

Administrative Items:

- Chairman Fairfield opens meeting with Working Group (WG) approval of the previous meeting's summary (10-25-12).

Westward Shift in ¼ Mile & ½ Mile Radius: Clara Johnson, Fairfax County Department of Planning & Zoning (DPZ), provided a map displaying an updated Innovation Center Metro station platform location and the corresponding radial distances from the central point of the pedestrian bridges. Previously, maps included a conceptual station location. The station platform depicted is based upon a Special Exception submission for the rail project. See the following link for the map (page 3):

http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/dpz_28_wg_ppt_11_14_12.pdf

Q&A, Comments:

- WG chair Jeff Fairfield suggests that Plan text specify where we're measuring distances from the station, rather than a map. This way, if the station's design changes, the Plan guidance will still be accurate.
- WG member Greg Riegler points out that the WG all along has been seeking flexibility for future zoning applications, and that this approach will be consistent with this desire.
- WG chair Jeff Fairfield comments that it seems that the WG agrees with staff's approach.

Development Potential / Scenario G: Clara Johnson, DPZ, provides an overview of the land use scenario G that staff is proposing for transportation (and other) analysis. See the following link for the presentation (pages 4-8):

http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/dpz_28_wg_ppt_11_14_12.pdf

Q&A, Comments:

- WG member Tom Gilmore commented upon the type of residential units produced by the land use scenario G. He suggests that residential within ½ mile of the station would probably be mid or high-rise but that residential beyond ½ mile, which includes units within the TOD area as well as the Pomeroy property, should assume garden apartments. He suggests staff verify student generation assumptions for schools impact analyses.
- WG member Sarah Newman expresses a concern about housing affordability.
 - Sterling Wheeler, DPZ, offers that the County's current workforce housing policy could address this.
- WG member Tom Gilmore asks about Plan guidance for the Pomeroy site.
 - WG member Greg Riegler, who represents the landowner, points out that the site is grandfathered under the old I-5 zoning district up to a 1.0 FAR office use. In other words, the landowner could develop the site up to a 1.0 FAR office use without any public process or hearings.
 - Staff mentions that the current Plan guidance for the larger Land Unit A, which includes the Pomeroy property, allows generally between .50 – 1.0 FAR with a mix of uses. The exact mix of uses is not specified. For analysis purposes, staff has been assuming a .75 FAR mixed use for the site.

- WG member Tom Gilmore requested break down by unit type for Scenario G.
- WG member Tom Gilmore wants to know if FCPS's analysis indicates that we need to relook at our amount of housing.
 - WG chair Jeff Fairfield asserts that providing Scenario G to FCPS (and other agencies) for analysis still leaves the WG with the prerogative to suggest changes on what amount of housing is allowed under the new Plan.
 - WG member Sarah Newman echoes Tom's concern.
- WG member Bob Lawrence is concerned about the cap on square feet for office use. He is concerned that this will require applicants to keep track of the tabulations on development within given TOD areas in order to track compliance with the cap.
 - Sterling Wheeler, DPZ, indicates that we would follow the Tysons example and let staff keep track of this information.
- WG member Sarah Newman suggests the Plan should be open to different solutions for Schools. She suggests allowing the bottom several floors of a new multi-story building to be proffered for a school use. We must be looking toward different solutions.
- WG chair Jeff Fairfield makes motion that the WG endorse Scenario G as a hypothetical development scenario for public infrastructure testing.
 - WG member Greg Riegle seconds the motion.
 - WG chair Jeff Fairfield asks for comments.
 - WG member John Ulfelder points out that the Scenario G will be the basis for writing Plan text.
 - WG chair Jeff Fairfield asks for a vote.
 - The motion is approved with present WG members voting nine "yeas" and one "nay".

Next Steps: Clara Johnson, DPZ, provides an overview of the WG and staff's remaining tasks for completion of the study, including a rough timeframe. This includes Plan text writing and a staff report being worked on concurrent with transportation analysis. See the following link for the presentation (pages 9):

http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/dpz_28_wg_ppt_11_14_12.pdf

Q&A, Comments:

- There are questions about the transportation analysis and how Reston's study might delay the work of the Route 28 WG since transportation is analyzing one land use scenario for the entire corridor (Route 28 WG study area + Reston study area).
 - Clara Johnson, DPZ, indicates that it is possible that the transportation analyses would begin for both studies at the beginning of December which could add a couple of weeks to the transportation analysis schedule.
- WG chair Jeff Fairfield requested a draft table of contents for the new Plan text.
- He also asks staff to email the WG draft Plan text, in whatever form it may be, prior to the 01-17-13 WG meeting.
 - Clara indicates she will email the draft Plan text by Friday, 01-11-13, prior to the next WG meeting.

Next Meeting Date:

- 01-17-13 (Thursday) location to be announced.